



## ***City of El Paso – City Plan Commission Staff Report***

**Case No:** PZST17-00010  
**Application Type:** Special Permit  
**CPC Hearing Date:** May 17, 2018  
**Staff Planner:** Adriana Martinez, 915-212-1611, [MartinezAD@elpasotexas.gov](mailto:MartinezAD@elpasotexas.gov)  
**Location:** 1420 Hawthorne St.  
**Legal Description:** The South 7 feet of Lot 25, all of Lot 26 and the North 10 feet of Lot 27, Block18, Second Revised Map of Sunset Heights, an addition to the City of El Paso, El Paso County, Texas  
**Acreage:** 0.116  
**Rep District:** 8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Existing Use:** Single-family dwelling  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Infill Special Permit to allow for lot width, setback, & 100% parking reduction  
**Proposed Use:** Single-family dwelling  
**Property Owner:** Edward J. Daffron  
**Representative:** Edward J. Daffron

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4/H (Residential/Historic) / Single-family dwellings  
**South:** R-4/H (Residential/Historic) / Single-family dwellings  
**East:** R-4/H (Residential/Historic) / Single-family dwellings  
**West:** R-4/H (Residential/Historic) / Single-family dwellings

**PLAN EL PASO DESIGNATION:** G-2, Traditional Neighborhood (Central Planning Area)

**NEAREST PARK:** Mundy Park (745 feet)

**NEAREST SCHOOL:** Vilas Elementary School (1,447 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

El Paso Central Business Association

Sunset Height Neighborhood Improvement Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 3, 2018. The Planning Division did not receive any phone calls or letters in support or in opposition of this special permit request.

### **APPLICATION DESCRIPTION**

The applicant is requesting a special permit and detailed site development plan review to allow for a rear setback reduction from 10ft. to 0ft., front yard setback from 20ft. to **TBD**, a cumulative setback reduction from the required 45ft. to **TBD**, and side setback reduction from the required 5ft to 0ft. The proposed setback reduction is to accommodate a **TBD** covered porch, a **TBD** accessory dwelling unit. The applicant is also requesting a lot width reduction from the required 50 ft. to 42 ft. and a 100% parking reduction. The existing landscaping for the proposed development is to remain. Access to the property is proposed from Hawthorne St. Please note this application was submitted on May 1, 2019, prior to the adoption of the new infill standards on May 30, 2017.

### **Planning and Inspections Department – Planning Division Recommendation**

The Planning Division recommends **PENDING** of the special permit request, and acceptance of the detailed site development plan, as the proposed development is consistent with the surrounding single-family residential development. Additionally, the proposed development is compliant with the G-2, Traditional Neighborhood (Central Planning Area) and use designation in the Plan El Paso East Planning Area. Further, the property meets the requirements of Sections 20.10.280 Infill Development, 20.04.320 Special Permit Approvals, and 20.04.150 Detailed Site Development Plan.

### **Plan El Paso-Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

**G-2 – Traditional Neighborhood:** This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the R-4 (Residential): Low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations, permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

*The proposal includes redevelopment of an existing single-family property, which utilizes the current configuration of the existing lot.*

### **Plan El Paso - Goals & Policies**

Goal 2.2: The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.

This application addresses policy 2.2.5. “The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs.

*The Planning Division recommendation is based on redevelopment of an existing single-family property, which utilizes the current configuration of the existing lot.*

### **ANALYSIS**

To grant the special permit to allow for infill development, the applicant must comply with the following standards, per Section 20.10.280, Infill Development:

A. Location Criteria. An infill development may be designated for any property on which at least two of the following factors are present: the property is wholly or partially located within a designated tax increment financing district, or the property is wholly or partially located within a designated state or federal enterprise zone, or the property is wholly or partially located within an empowerment zone, or the property is wholly or partially located within a designated redevelopment area pursuant to Chapter 20.14 of this title, or the property is located within a designated historic district, or the property is within an older neighborhood of the city. An older neighborhood of the city defined as a legally recorded and developed subdivision for at least thirty years. Where an infill development is able to satisfy only one of the preceding factors, an applicant shall be allowed to make a formal request to city council to waive the two factor requirement prior to the submission of a special use permit application for the property. In all instances where a waiver is requested and authorized by city council, at least one location factor shall be met. For purposes of this section, any property with a historic designation shall be subject to the requirements and review provisions of Chapter 20.20 (Historic Designations) of this title, and shall not be waived by any provision of this section.

*The property is located within the empowerment zone and is part of the Second Revised map Of Sunset Heights recorded back in 1903 (attachment #6).*

B. Use Regulations. Unless the ordinance designating the infill development provides otherwise, a proposed infill development may be approved for any use permitted in the base-zoning district in which it is located.

However, the ordinance designating an infill development overlay may provide a list of principal uses, accessory uses and prohibited uses pursuant to a specific area plan adopted by the city council.

*Single-family dwellings are a permissible use in the R-3 (Residential) zone district.*

C. Setback Provisions. The setback requirements of the base-zoning district on which it is located may be reduced up to one hundred percent for an infill development as approved by city council. Buildings should be designed to relate to and take advantage of any existing site attributes, and shall be a consideration for reduction of the setback requirements.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Rear	10'	0'
Front	20'	TBD
Cumulative Front and Rear Yard Setback	45'	TBD
Side	5'	0'

*The applicant is requesting a lot width, side, front, rear, and cumulative setback reduction.*

D. Parking. The minimum parking requirements enumerated in Chapter 20.14 (Off-Street Parking and Loading Requirements) of this title shall be automatically reduced by fifty percent for any use within a designated infill development.

*The proposed development is requesting a 100% parking reduction.*

E. Design. Unless otherwise approved by city council, any construction permitted pursuant to this section shall be designed to consistently relate to the massing and character of the surrounding properties. Consistency of massing and character shall be determined as shown on the site plan with typical elevations and proposed construction materials, that the proposed construction is compatible with the overall design features and building development of the neighborhood within which the proposed infill development is located. Design features include, but shall not be limited to, building height, architectural style, building materials, landscape and setbacks.

*The proposed development is consistent with the G-2, Traditional Neighborhood (Central Planning Area).*

F. Landscaping. The landscape standards contained within Title 18 of this Code shall apply to an infill development.

*The proposed development meets the landscaping standards in Title 18 (the existing landscaping is to remain).*

G. Density. The maximum number of dwelling units per gross acre permitted in the base-zoning district may be increased up to fifty percent for an infill development as approved by city council.

*The existing density of one (1) single-family home will remain.*

H. Lots. There shall be no minimum area requirement for lots within an infill development unless otherwise provided in the ordinance designating the infill development overlay.

Dimensional Standards Required and Proposed		
Dimension	Required	Proposed
Lot Width	50'	42'

20.04.320 Special permit approvals.

- A. Building and occupancy permits shall not be issued to any building or use identified in this title as requiring a special permit until after approval of such special permit by the city council.
- B. Building and occupancy permits shall not be issued for any building or use identified in this title as requiring an approved detailed site development plan as required by Article III, until such approval has been granted.
- C. No building or occupancy permit may be granted for the erection, rehabilitation, enlargement or demolition of any building in a designated historic area or for any building that is a designated historic landmark until prior approval has been granted by the historic landmark commission.
- D. The city council, after hearing and report by the city plan commission, may approve a special permit upon a finding that the proposed development meets the following minimum requirements necessary to protect the public health, safety and general welfare of the community:
  - 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;
  - 2. The proposed development is in accordance with and in furtherance of the plan for El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;
  - 3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;
  - 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;
  - 5. The design of the proposed development mitigates substantial environmental problems;
  - 6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;
  - 7. The proposed development is compatible with adjacent structures and uses;
  - 8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.
- E. The applicant may request that the city plan commission waive one or more of the criteria based on its no applicability to the proposed development. The city plan commission, upon a recommendation of the planning official, shall make a determination on the no applicability of the criteria and shall render a finding based on such determination, and shall forward their recommendation to city council for final review and approval.

*The application meets the requirements for special permit.*

20.04.140. When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

*Detailed Site Development Plan review is required as part of the special permit application.*

20.04.150 Detailed Site Development / Procedure.

D. City plan commission approval. Pursuant to this Code, the city plan commission, in addition to the powers and duties identified in this chapter, shall have final authority on approval of all other detailed site development plans, unless a zoning condition, contract provision, other city code provision or state law require the detailed site development plan to be approved by city council.

1. The planning division shall make its recommendations to the city plan commission within thirty days after a complete application is submitted.
2. The city plan commission shall hold a public hearing at its regular meeting that is within thirty days from receipt of department recommendations.
3. The commission shall consider the following information when approving a proposed detailed site development plan: the boundaries of the tract proposed for development; location and arrangement of structures; determine if the use conforms to applicable zoning regulations, determine if historic landmark commission approval has been granted for architectural design of all structures if located in a historic district and the design conforms to such approval; location of utility rights-of-way and easements and storm water drainage; vehicular and pedestrian ways; on-site parking areas; location of open spaces and landscape planted areas.
4. In no instance shall the city plan commission have authority to vary the yard standards applicable to the district.
5. The city plan commission shall approve the plan if it complies with all applicable code provisions.

*Planning Staff has reviewed the detailed site development plan, and it meets all requirements of Sections 20.04.320, Special Permit, and 20.04.150 Detailed Site Development Plan.*

**COMMENTS:**

**Planning and Inspections Department – Planning Division**

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

**Planning and Inspections Department – Land Development**

No objections to special permit setback reduction.

**Planning and Inspections Department – Plan Review & Landscaping Division**

Recommends approval

Note: Structural plans must submitted at time of building permit

**Texas Department of Transportation (TxDOT)**

Not required.

Note: Development is not abutting TxDOT Right of Way

**Sun Metro**

Sun Metro has no objections.

**El Paso Fire Department**

Recommends approval.

**El Paso Police Department**

No comments submitted.

**El Paso Water Utilities**

EPWater does not object to this request.

1. El Paso Water (EPWater) does not object this request.

**Water:**

2. There is an existing 8-inch diameter water main that extends along Hawthorne Street, located approximately 20-feet west of the western property's property line. This main is available for service.
3. EPWater records indicate there is one (1) ¾-inch diameter water service serving the subject property. The addresses for these services is 1420 Hawthorne Street.
4. Previous water pressure from fire hydrant #2877 located at corner on River Avenue and Hawthorne Drive has yielded a static pressure of 102 psi, a residual pressure of 90 psi, and a discharge of 1,501 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

5. There is an existing 8-inch diameter sanitary sewer main that extends along Hawthorne Street, located approximately 24.5-feet west of the western property's line. This main is available for service.
6. There is an existing 8-inch diameter sanitary sewer main along the alley between Hawthorne Street and Fewel Street, extend approximately 361-feet north of Yandell Drive. This main is available for service.

**General:**

7. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

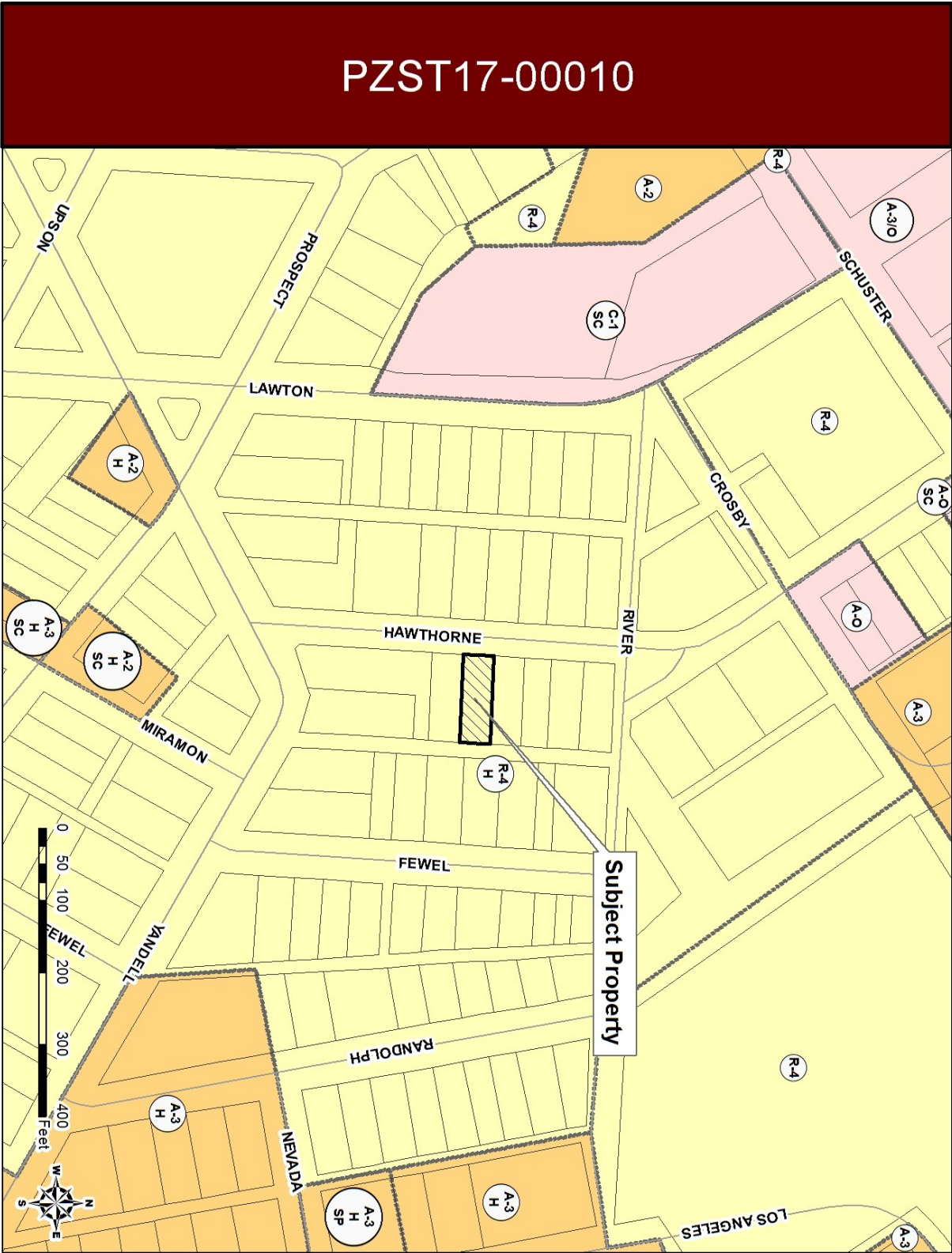
**Stormwater Division**

No comments submitted. /

**Attachments:**

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Detailed Site Development Plan
5. Elevations
6. Recorded Plat

ATTACHMENT 1: LOCATION MAP





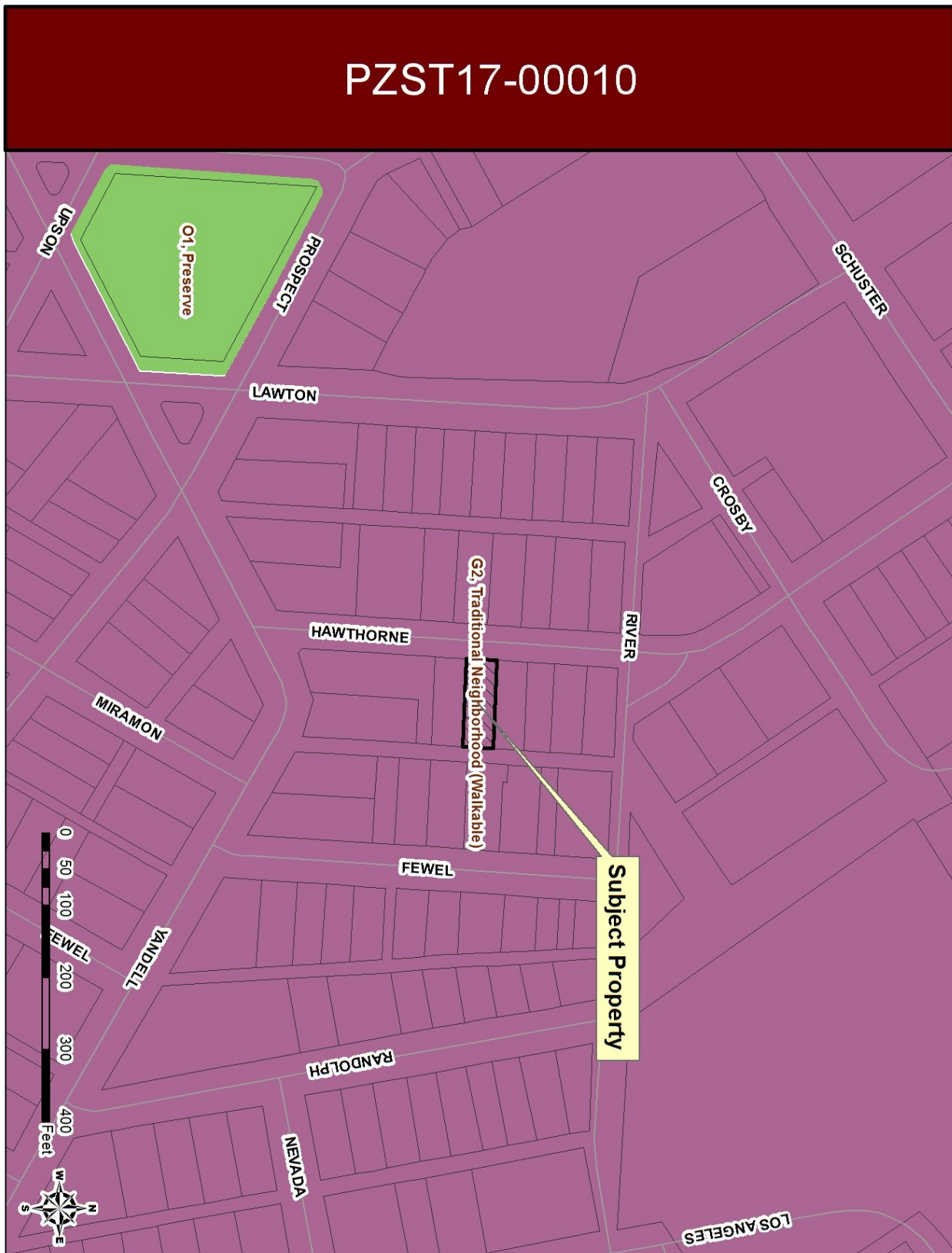
ATTACHMENT 2: AERIAL MAP

PZST17-00010

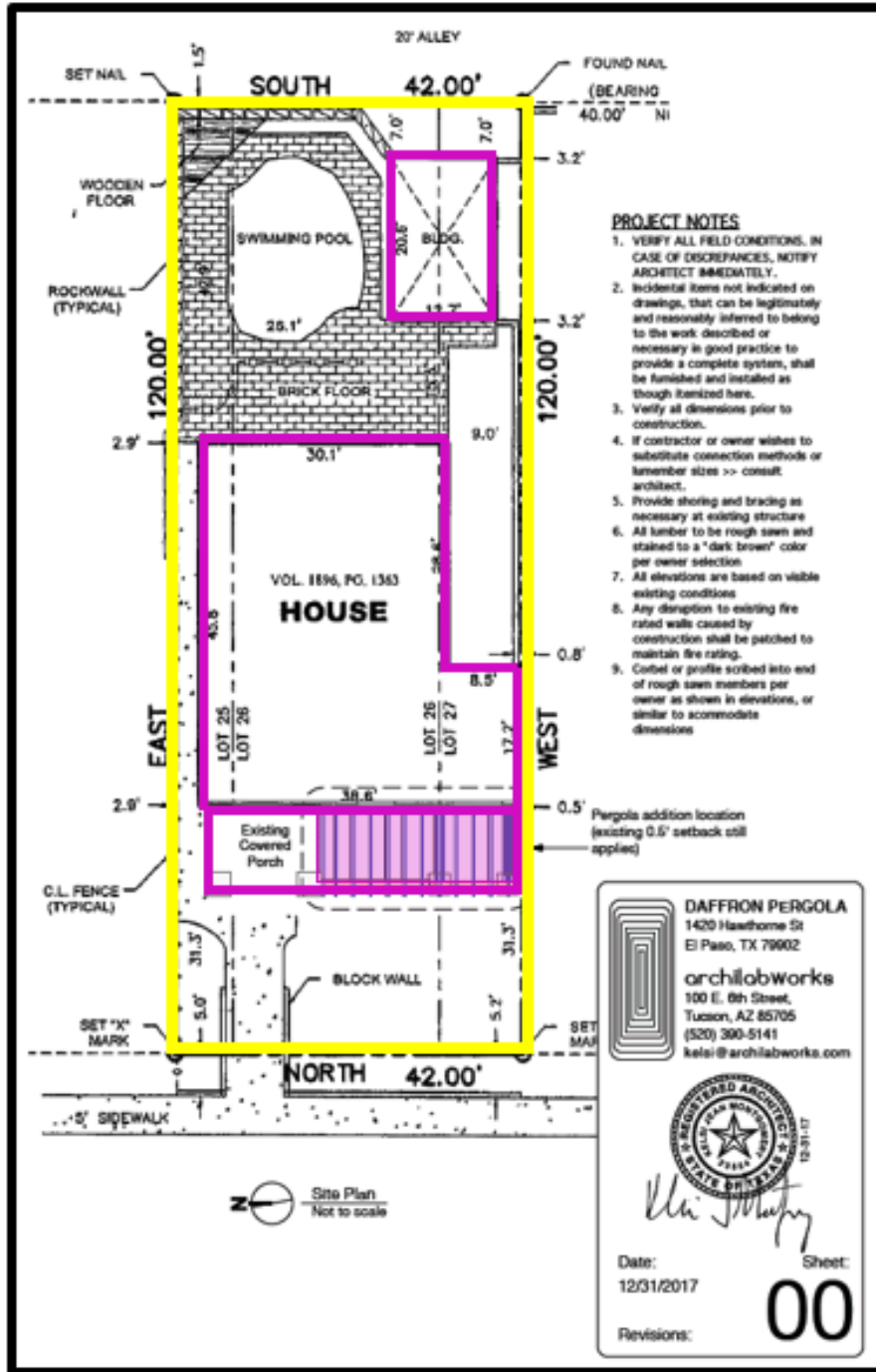




ATTACHMENT 3: FUTURE LAND USE MAP



# ATTACHMENT 4: DETAILED SITE DEVELOPMENT PLAN



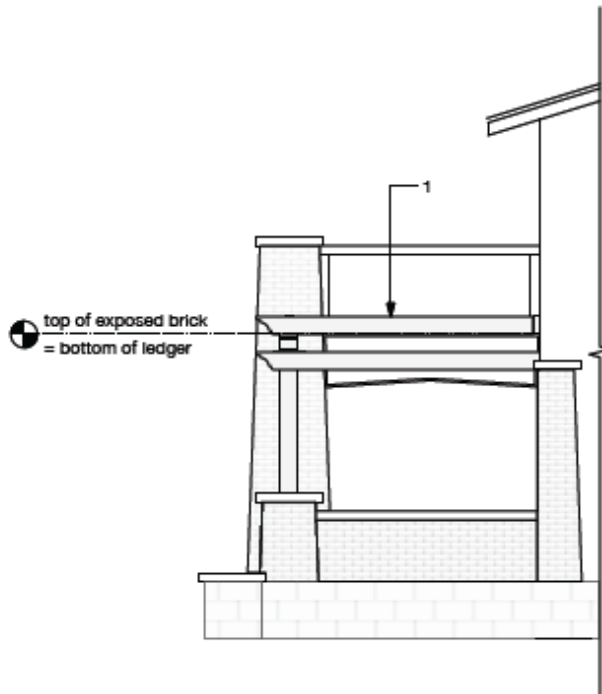
## ATTACHMENT 5: ELEVATIONS



1 West (Front) Elevation  
Scale: 1/4" = 1'-0"

### Notes

1. Pergola (shaded gray) - rough sawn wood members per plan with dark brown stain with sealer incorporated, or separate clear coat
2. Ledger per plan, beyond - option to stain as other members or paint to match existing off-white wall adjacent



2 South (Side) Elevation  
Scale: 1/4" = 1'-0"

**DAFFRON PERGOLA**  
1420 Hawthorne St  
El Paso, TX 79902

**archilabworks**  
100 E. 6th Street,  
Tucson, AZ 85705  
(520) 390-5141  
kelsi@archilabworks.com

*Kelsi Montgomery*

Date:  
12/31/2017

Sheet:  
**02**

Revisions:

A detailed street map of the Sunset Heights neighborhood in El Paso, Texas. The map is oriented with North at the top. It shows a grid of streets and numbered lots. Major streets include Hawthorn St., Terlingua St., Euclid St., Nevada St., Rio Grande Ave., Boulevard, Prospect St., Gladstone St., West Main St., and Fisher St. Other streets shown are Lawton Ave., Bryan St., Mundy St., Randolph St., Upson St., Grand St., Stenart St., and Santa Fe St. The map is divided into numbered lots, with numbers ranging from 1 to 36. The title 'SUNSET HEIGHTS' is prominently displayed in the upper center, with 'EL PASO, TEX.' below it. The map is dated 'JULY 1903' and is compiled by 'A. H. HARRIS'. The scale is '1 inch = 100 feet'. The map is published by 'The El Paso Company' and is available for sale at 'The El Paso Company'.